

102.0

0007

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

667,900 / 667,900

USE VALUE:

667,900 / 667,900

ASSESSED:

667,900 / 667,900


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
23		TERESA CIR, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CHAVES JORGE/TRUSTEE	
Owner 2: TERESA CHAVES REALTY TRUST	
Owner 3:	
Street 1: 23 TERESA CIRCLE	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

## PREVIOUS OWNER

Owner 1: CHAVES JORGE A/ETAL -
Owner 2: CHAVES MARGARIDA R -
Street 1: 23 TERESA CIRCLE
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 6,179 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Vinyl Exterior and 1957 Square Feet, with 1 Unit, 0 Bath, 1 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6179		Sq. Ft.	Site		0	70.	0.98	5									423,758						423,800	

Total AC/HA: 0.14185

Total SF/SM: 6179

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 423,758

Spl Credit

Total: 423,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Total Card / Total Parcel

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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 19 - Ranch		Full Bath	Rating:	A Bath:	Rating:	bsmt sink.												
Sty Ht: 1 - 1 Story		3/4 Bath: 1	Rating: Good	A 3QBth:	Rating:													
(Liv) Units: 1	Total: 1	1/2 Bath: 1	Rating: Average	A HBth:	Rating:													
Foundation: 1 - Concrete		OthrFix: 1	Rating: Good															
Frame: 1 - Wood																		
Prime Wall: 4 - Vinyl																		
Sec Wall:	%																	
Roof Struct: 1 - Gable																		
Roof Cover: 1 - Asphalt Shgl																		
Color: WHITE																		
View / Desir:																		
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>										
Grade: C - Average		Kits: 1	Rating: Good	1st Res Grid	Desc: Line 1	# Units: 1												
Year Blt: 1960	Eff Yr Blt:	A Kits:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O													
Alt LUC:	Alt %:	Frp: 1	Rating: Average	Other														
Jurisdct: G12	Fact: .	WSFlue:	Rating:	Upper														
Const Mod:				Lvl 2														
Lump Sum Adj:				Lvl 1														
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>						
Avg Ht/FL: STD		Phys Cond: GD - Good	18. %	Location:				Exterior:	No Unit	RMS	BRS	FL						
Prim Int Wall: 1 - Drywall		Functional:	%	Total Units:				Interior:	1	5	3							
Sec Int Wall:	%	Economic:	%	Floor:				Additions:										
Partition: T - Typical		Special:	%	Name:				Kitchen:										
Prim Floors: 3 - Hardwood		Override:	%					Baths:										
Sec Floors:	%	Total:	18.6 %					Plumbing:										
Bsmnt Flr: 14 - Asphalt Tile								Electric:										
Subfloor:		Basic \$ / SQ: 95.00						Heating:										
Bsmnt Gar:		Size Adj.: 1.35000002						General:										
Electric: 3 - Typical		Const Adj.: 0.99989998						Totals	1	5	3							
Insulation: 2 - Typical		Adj \$ / SQ: 128.237																
Int vs Ext: S		Other Features: 77887																
Heat Fuel: 1 - Oil		Grade Factor: 1.00																
Heat Type: 3 - Forced H/W		NBHD Inf: 1.00000000																
# Heat Sys: 1		NBHD Mod:																
% Heated: 100	% AC: 100	LUC Factor: 1.00																
Solar HW: NO	Central Vac: NO	Adj Total: 299915																
% Com Wall	% Sprinkled:	Depreciation: 55784						Juris. Factor: 1.00	Before Depr: 128.24									
		Depreciated Total: 244131						Special Features: 0	Val/Su Net: 86.10									
								Final Total: 244100	Val/Su SzAd: 209.53									
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:										
<b>SPEC FEATURES/YARD ITEMS</b>								<b>PARCEL ID</b>	102.0-0007-0002.0									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
2	Frame Shed	D	Y	1	10X8	A	AV	1985	0.00	T	27.2	101						
2	Frame Shed	D	Y	1	6X8	A	AV	2018	0.00	T	1	101						
More: N	Total Yard Items:					Total Special Features:								Total:				